



# City of Worcester Conservation Commission Meeting Agenda Monday, September 30, 2024 at 5:30PM

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> Floor (Room 309), 455 Main Street

## Commission Members

Devin Canton, *Vice Chair*  
Diane Fratoni  
Stuart Kirshner  
Timothy Magliaro  
Lindsay Nystrom

## Contacting the Commission

Division of Planning & Regulatory Services  
serves as the Commission's staff.

**Address:** City Hall, 455 Main St, Room 404,  
Worcester, MA 01608

**Hours:** M-F 8:30 a.m.-5:00 p.m.

**Phone:** 508-799-1400 ext. 31441

**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)

**Website:** [worcesterma.gov/planning-regulatory](http://worcesterma.gov/planning-regulatory)

The Conservation Commission is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of two business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyeræasee ene akwanya afoforæ da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

### Division Staff

Michelle M. Smith, ACDO  
Victor Panak, Chief Planner  
Eric Flint, Conservation Planner/Agent  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Senior Planner  
Olivia Holden, Planning Analyst  
Mattie VandenBoom, Asst. Conservation Agent  
Amy Beth Laythe, Administrative Assistant

### Upcoming Meetings

October 21, 2024  
November 18, 2024  
December 9, 2024  
December 30, 2024  
January 13, 2025  
February 3, 2025  
February 24, 2025  
March 10, 2025  
March 31, 2025  
April 28, 2025

This Worcester Conservation Commission meeting will be held remotely at the date and time listed above. Meeting attendees will have options to participate remotely by joining online or by phone:

- Use the following link to join the meeting via computer <https://cityofworcester.webex.com/meet/conservationcommissionwebex>
- Call 1-844-621-3956 (Access Code: 2631 737 2697) for the Conservation Commission.

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/conservation-commission>.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440.

**CALL TO ORDER: 5:30PM**

## REQUESTS FOR CONTINUANCES, POSTPONEMENTS, WITHDRAWALS

## PUBLIC HEARINGS

## NEW BUSINESS – REQUEST FOR DETERMINATION OF APPLICABILITY

### 1. 15 Ararat Street & 12 New Bond Street and the Ararat Street Right-of-Way (MBL 37-005-0001B & 37-004-00001)

File #: CC-2024-076

Applicant: Massachusetts Electric Company

Project: To determine if the replacement of two utility poles, installation of bracing, and related sitework is subject to the Commission's jurisdiction.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## OLD BUSINESS – NOTICES OF INTENT

### 2. 1256 West Boylston Street (MBL 32-039-00114)

File #: CC-2023-076 & DEP#349-1379

Applicant: Leonard & James Chirchigno

Project: To construct a single-family home, driveway, wetland crossing, wetland replication area, and related site work, and to request a waiver of performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## **OLD BUSINESS – NOTICES OF INTENT**

### **3. 6 Lanesboro Road (MBL 32-004-00036)**

File #: CC-2024-046 & DEP#349-1400

Applicant: Benn Kloczkowski

Project: To construct a single-family dwelling with associated grading, landscaping, utility connection, related sitework and to request a waiver of performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **4. Endicott Street & Bigelow Street Rights-of-Way**

File #: CC-2024-053 & DEP#349-1405

Applicant: City of Worcester Executive Office of Economic Development

Project: To enhance the roadways along Endicott Street and Bigelow Street by expanding sidewalks, redesigning parking, adding a two-way cycle lane, improving stormwater management, and related sitework.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – NOTICES OF INTENT**

### **5. 0 McAvey Way & 1393 Grafton Street (MBL 41-028-00002 & 41-028-53-55)**

File #: CC-2024-058 & DEP#349-14XX

Applicant: McAvey Realty LLC

Project: After-the-fact removal of vegetation, grading, and related site work.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

### **6. 39 Lamartine Street (MBL 05-014-00008)**

File #: CC-2024-061

Applicant: Polar View, LLC

Project: To construct a 6-story residential building, subsurface parking, driveway, and related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **7. 0 Farrington Street (MBL 18-046-07-01)**

File #: CC-2024-064

Applicant: Asaad Challab

Project: To construct an 11-unit residential building, parking lot, stormwater infrastructure, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

### **8. 190 & 192 Brookline Street (MBL 42-031-12-03 & 42-031-12-02)**

File #: CC-2024-077

Applicant: Ali Fadhel

Project: To remove existing site improvements and construct a single-family home, driveway, stormwater infrastructure, and related sitework.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – REQUEST FOR AMENDED ORDERS OF CONDITIONS**

### **9. 3, 6, 16, 37, 52, 60 Great Brook Valley (aka Curtis Apartments) (MBL 52-INX-00001, 52-INX-0001C, 52-INX-0001B, 52-INX-0001A, 52-INX-0001F, & 52-INX-0001G)**

File #: CC-2024-065 (CC-2022-078)

Applicant: Trinity Curtis Phase One Limited Partnership

Project: To demolish existing site improvements and to construct two new four-story multi-family residential buildings, parking, walkways, playground, stormwater management, re-grading, and other related site work.

Jurisdiction: City of Worcester Wetlands Protection Ordinance

## **NEW BUSINESS – REQUEST FOR AMENDED ORDERS OF CONDITIONS**

### **10. 0 Myrick Avenue and the Myrick Avenue Right-of-Way (MBL 33-019-154-5)**

File #: CC-2024-071 (CC-2024-075 (CC-2024-008 & DEP# 349-1397)

Applicant: Kendall Homes, Inc.

Project: to construct three single-family homes, street improvements, stormwater management infrastructure, driveways, utility connections, a retaining wall, and related site work, and to request a waiver from performance standard 4.2.4.

Jurisdiction: Massachusetts Wetlands Protection Act and City of Worcester Wetlands Protection Ordinance

## **OTHER BUSINESS**

### **11. Requests for Certificate of Compliance**

- a. 22-24 & 26-28 Athorp Street (CC-2021-016 & DEP# 349-1296)

### **12. Enforcement Order and Violation Updates**

- a. 99 Wildwood Avenue (CC-EO-2020-009)
- b. 166 Moreland Street (CC-EO-2020-011)
- c. 522 Grove Street (CC-EO-2020-014)
- d. 75 Harrington Way (CC-EO-2021-003)
- e. 40 June Street Terrace (CC-EO-2021-004)
- f. 269 James Street (CC-EO-2021-007)
- g. 215 Lake Avenue (CC-EO-2022-007)
- h. 4 Tiffany Avenue (CC-EO-2023-001)
- i. 0 Mcavey Way & 1393 Grafton Street (CC-EO-2023-003)
- j. 265 Lake Avenue (CC-EO-2023-006)
- k. 570 Lincoln Street (CC-EO-2023-010)
- l. 198 Granite Street (CC-EO-2024-001)
- m. 3 Knollwood Drive (CC-EO-2024-002)
- n. 86 Webster Street (CC-EO-2024-003)
- o. Hemans Street (CC-EO-2024-004)
- p. Salisbury Hill (CC-EO-2024-005 & DEP#349-1253)
- q. 757 Salisbury Street (CC-EO-2024-006 & CC-2023-005)
- r. 262 Mill Street (CC-EO-2024-007)
- s. 0 Grafton Street (CC-EO-2024-008)

### **13. Communications**

- a. Eversource Utility Maintenance Notification – Crystal Street
- b. Housing Production Plan Flyer and Survey
- c. MDAR – Notice of Pest Abatement – Spotted Lantern Fly – 0 Park Hill Road
- d. National Grid Tree Removal/Pruning Agreement – Cascade Park

### **14. Approval of Minutes – 9/09/2024**

### **15. Open Space Discussion**

### **16. Policies & Procedures**

## **ADJOURNMENT**